

# Brookline Preservation Commission

## Demolition Application Report

Address: 122 Clinton Road

Applicant: Lynda Wheaton

Building Type: House and garage

National Register Listing (if Applicable): N/A



### Historical/Architectural Significance:

The Colonial Revival style house and single-car garage at 122 Clinton Road were constructed in 1914 and 1915, respectively. The property was part of a larger parcel owned by the trustees of the estate of John D. Hardy. The land was eventually subdivided and Clinton Road was officially laid out in 1915. Both the house and garage are of frame construction with brick veneer. The 2 ½ story house rises from a stone foundation. Fenestration is symmetrical and typical of the style. The entrance portico has a curved underside and is supported by Tuscan columns. The hipped roof appears to have its original slate. Building permit records indicate that the garage was enlarged in the 1930s.

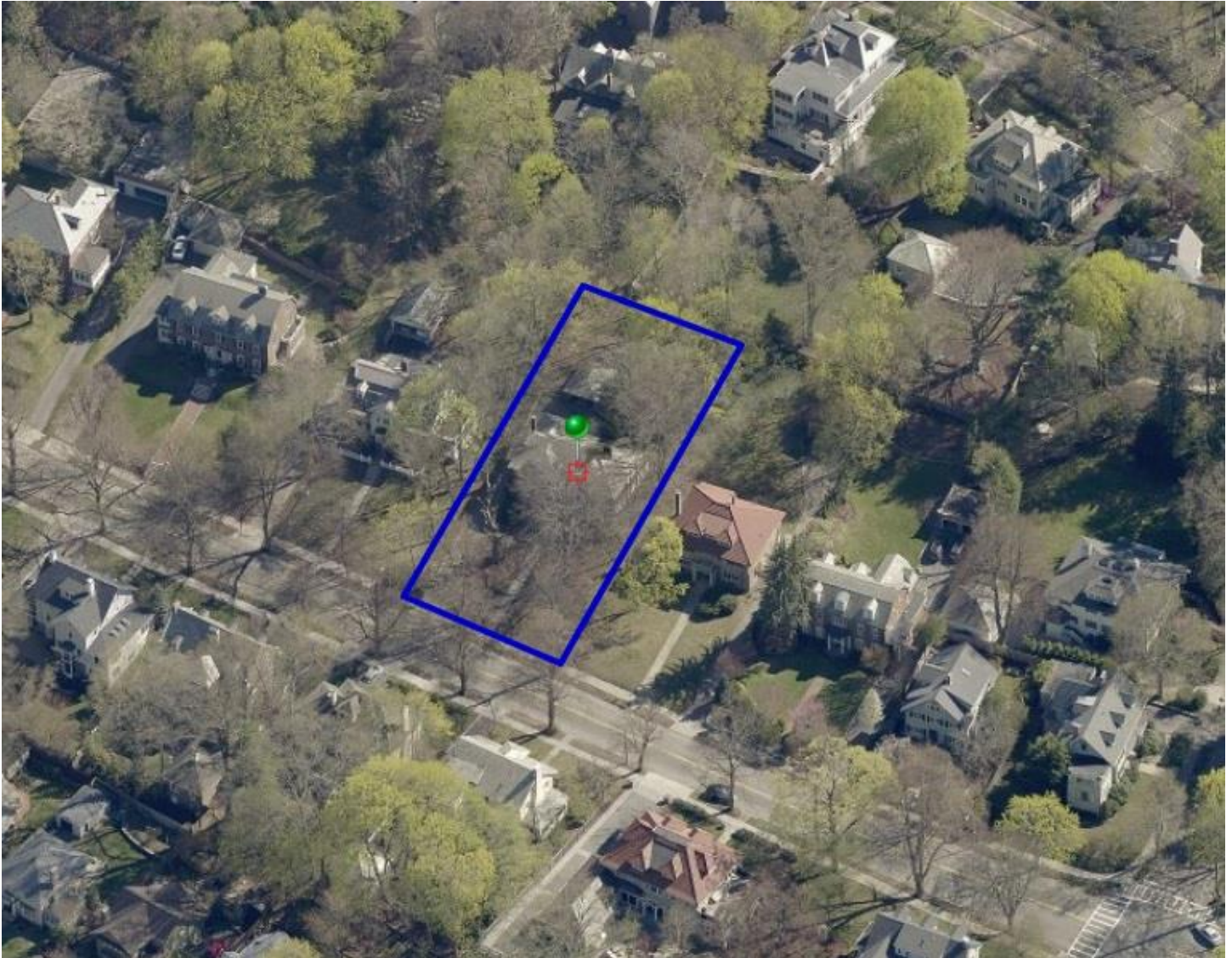
The house and garage were designed by architect Roscoe L. Davidson, who was locally prominent in suburban residential architecture. Most of Davidson's residential projects in Brookline were designed in either the Colonial Revival or Craftsman style. In addition to the house and garage at 122 Clinton Road, Davidson designed several other buildings on Clinton Road between 1914 and 1916, including 39, 128, 330, and 338 Clinton Road. Other examples of his work in Brookline include 452 Chestnut Hill Avenue, 260 Dean Road, 27 Elba Street, and 71 and 84 Crowninshield Road.

The house and garage at 122 Clinton Road meets the following criteria for an initial determination of significance:

- c. The buildings are associated with one or more significant historic persons or events, or with the broad architectural, cultural, political, economic, or social history of the Town or Commonwealth; and
- d. The buildings are historically or architecturally significant in terms of its period, style, method of construction, or its association with a significant architect or builder, either by itself or as part of a group of buildings.

The house and garage at 122 Clinton Road retain integrity of location, design, setting, feeling, materials, workmanship and association.

In December 2016, the Brookline Heath Department condemned the house, finding it to be uninhabitable. It is important to clarify that a building is only exempt from the Demolition By-Law, Article 5.3 of the General Town By-Laws, if a determination is made by the Building Commissioner that it must be immediately demolished because it poses an imminent threat to the public's safety or health due to deteriorated conditions.



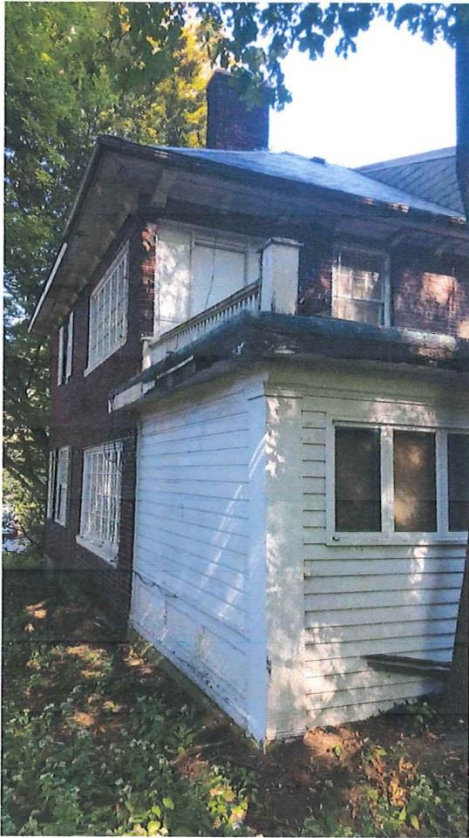
Aerial view of 122 Clinton Road, looking south.



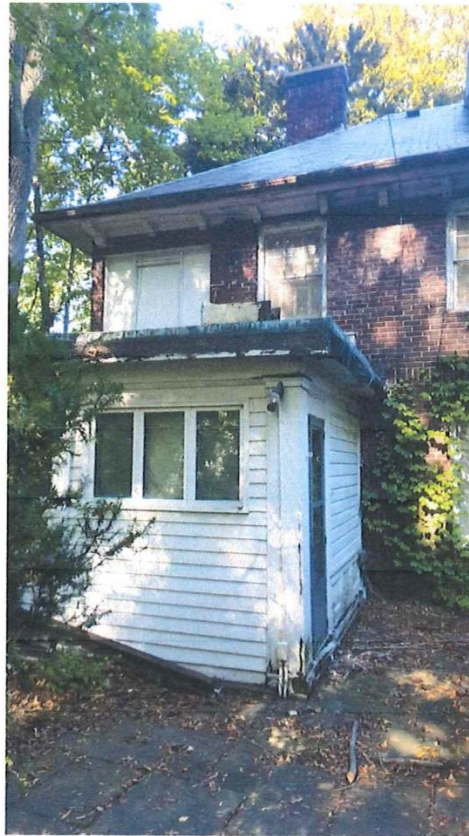


Photographs of the façade and side elevations of the house at 122 Clinton Road.

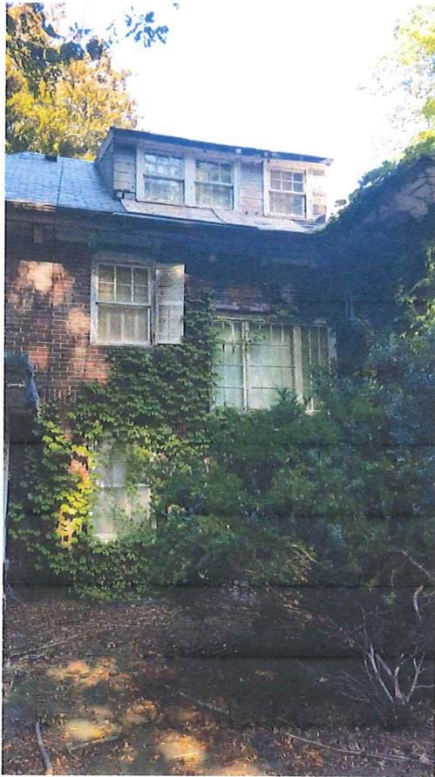




Rear Elevation – Left



Rear Elevation – Left



Real Elevation – Middle



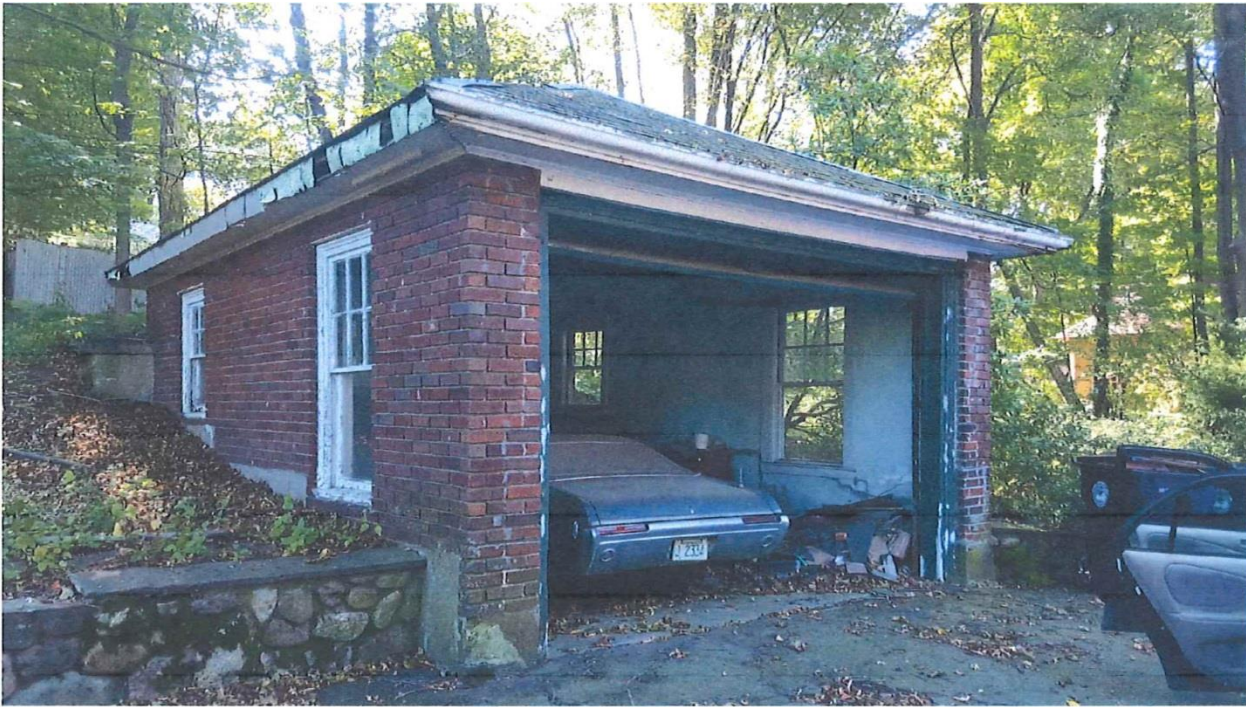
Rear Elevation – Driveway

Photographs of the rear of the house at 122 Clinton Road.





An additional photograph of the rear of the house at 122 Clinton Road.

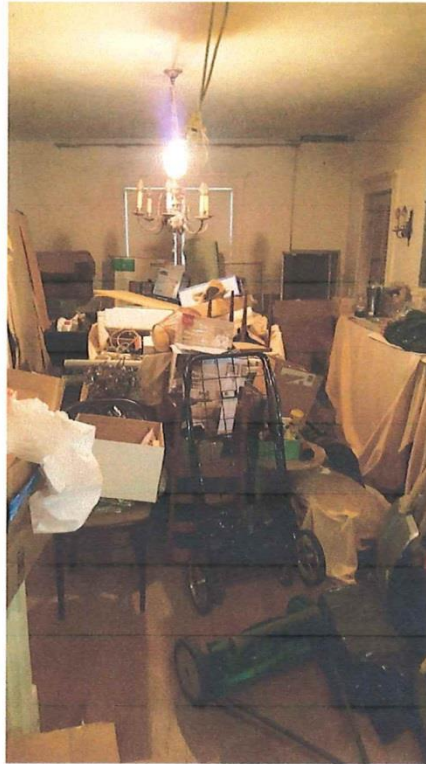


Photograph of the garage at 122 Clinton Road.





Bathroom



Living Room



Third Floor Bedroom



Second Floor Bedroom

Photographs of the interior of the house at 122 Clinton Road, provided by the applicant.

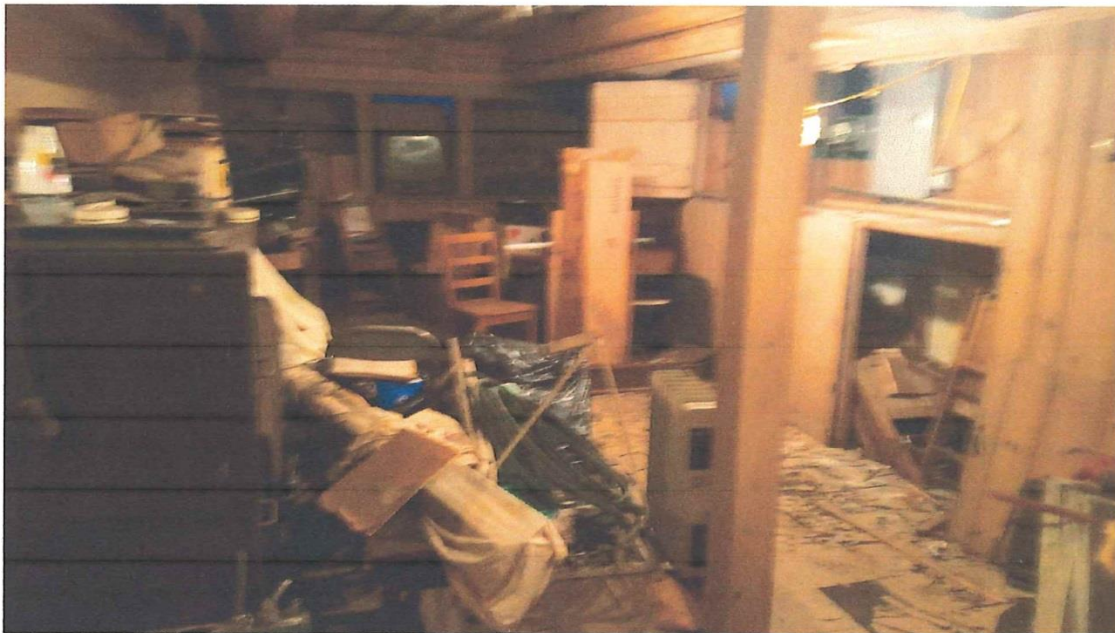




Interior Staircase



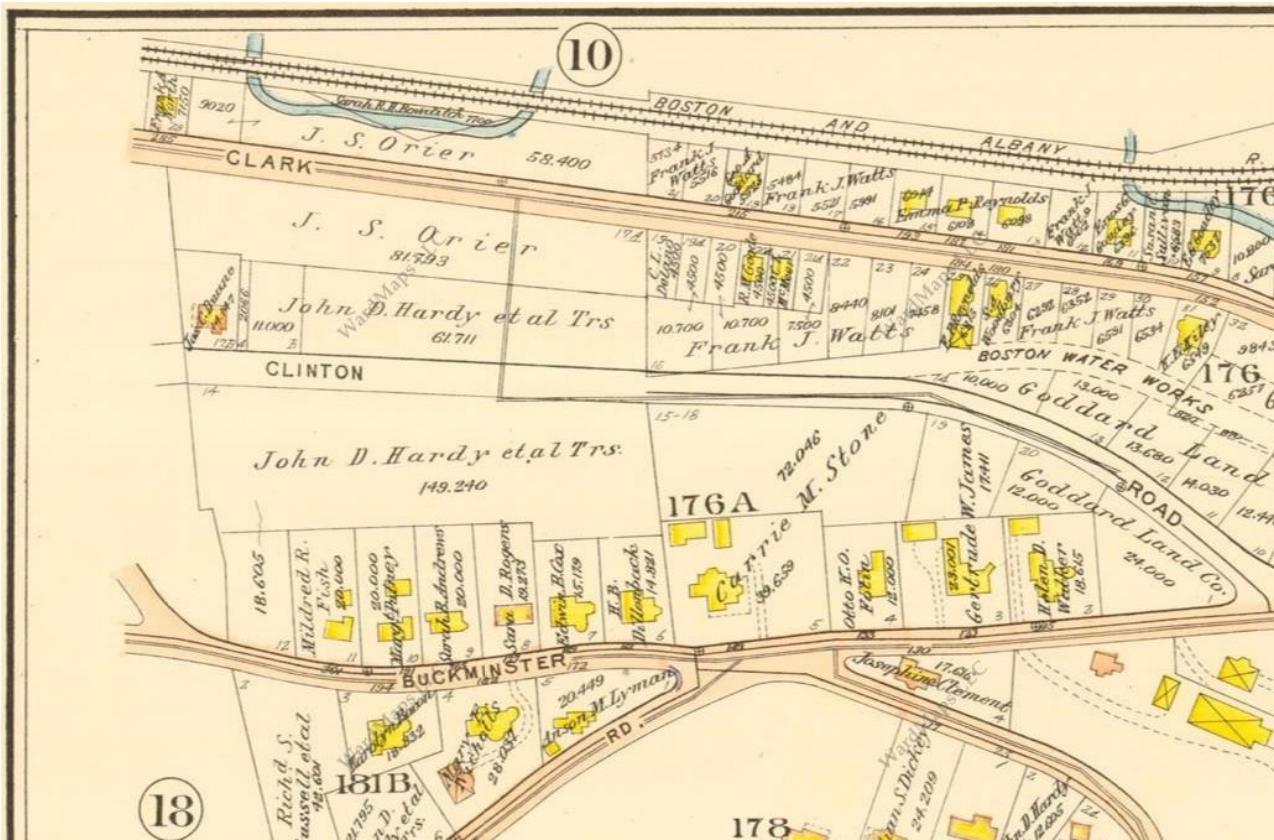
Interior Staircase



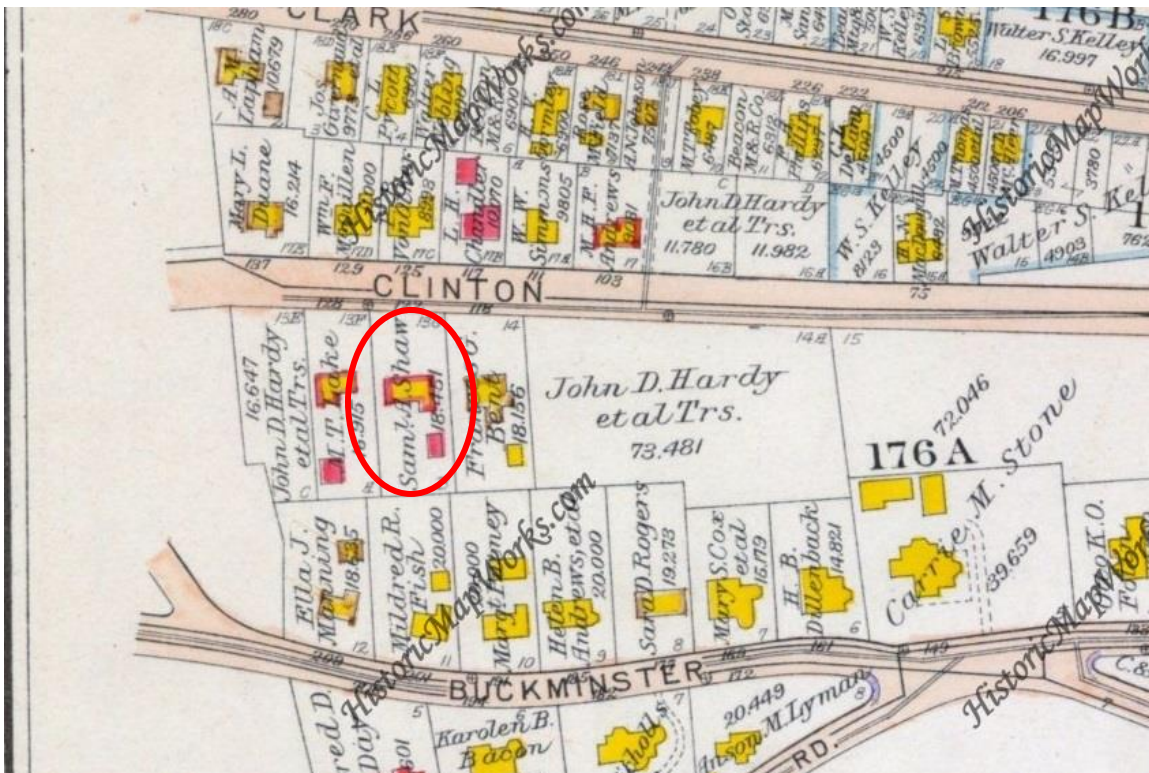
Basement

Additional photographs of the interior of the house at 122 Clinton Road, provided by the applicant.





1913 G. W. Bromley and Co. atlas, plate 19, showing Clinton Road before it was formally laid out and developed.



1919 G. W. Bromley and Co. atlas, plate 19, showing the development along Clinton Road, including the house and garage at 122 Clinton Road.